

1 Joel E. Tasca, Esq.  
Nevada Bar. No. 14124  
2 Maria A. Gall, Esq.  
Nevada Bar No. 14200  
3 Lindsay C. Demaree, Esq.  
Nevada Bar No. 11949  
4 Kyle A. Ewing, Esq.  
Nevada Bar. No. 14051  
5 BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
6 Las Vegas, Nevada 89135  
Telephone: (702) 471-7000  
7 Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
8 gallm@ballardspahr.com  
demareel@ballardspahr.com  
9 ewingk@ballardspahr.com

10 *Attorneys for JPMorgan Chase Bank, N.A.*

11  
12 UNITED STATES DISTRICT COURT  
13 DISTRICT OF NEVADA

14 JPMORGAN CHASE BANK, N.A.,

15 Plaintiff,

16 vs.

17 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
18 MARAVILLA HOMEOWNERS'  
ASSOCIATION, a Nevada non-profit  
19 corporation; EMMANUEL ENU-KWESI,

20 Defendants.

21 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

22 Counterclaimant/Cross-Claimant,

23 vs.

24 JPMORGAN CHASE BANK, N.A.;  
25 EMMANUEL ENU-KWESI, an  
individual,

26 Counter-Defendant/Cross-Defendant.  
27

28 ///

Case No. 2:17-CV-00340-RFB-VCF

**STIPULATION AND ORDER TO STAY  
ENTIRE CASE PENDING  
SETTLEMENT**

**(First Request)**

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff /Counter-Defendant  
2 JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC ("SFR") and Defendant Maravilla  
4 Homeowners' Association ("Maravilla") (collectively, the "Parties"), through their  
5 respective attorneys, stipulate as follows:

6 1. On or about October 18, 2017, the Court entered an order extending  
7 discovery deadlines, setting the deadline to complete discovery for December 7,  
8 2017, dispositive motions for January 8, 2018 and the pre-trial order for February 7,  
9 2018 (ECF No. 39). Discovery has closed, and Chase and SFR have filed competing  
10 motions for summary judgment, which were fully briefed. *See, e.g.*, (ECF Nos. 43,  
11 44).

12 2. The Parties have since come to an agreement and are in the process of  
13 finalizing settlement.

14 3. Given the resolution and to avoid wasting resources and incurring  
15 potentially unnecessary expense associated with continued litigation, the Parties  
16 agree, and hereby request, a stay of the case to give each side sufficient time and  
17 resources to finalize settlement.

18 *[Continued on the following page]*  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1           4.       SFR and Chase anticipate that they will require approximately ninety  
2 (90) days to finalize settlement.

3           5.       The Parties make this stipulation in good faith and not for purposes of  
4 delay.

5           Dated: March 21, 2018.

6 BALLARD SPAHR LLP

KIM GILBERT EBRON

7  
8 By: /s/ Kyle A. Ewing  
Joel E. Tasca  
Nevada Bar. No. 14124  
9 Maria A. Gall  
Nevada Bar No. 14200  
10 Lindsay C. Demaree  
Nevada Bar No. 11949  
11 Kyle A. Ewing  
Nevada Bar. No. 14051  
12 1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135

By: /s/ Diana S. Ebron  
Diana S. Ebron  
Nevada Bar No. 10580  
Jackie A. Gilbert  
Nevada Bar No. 10593  
Karen Hanks  
Nevada Bar No. 9578  
7625 Dean Martin Dr., Suite 110  
Las Vegas, Nevada 89014

13  
14 *Attorneys for JPMorgan Chase Bank,  
N.A.*

*Attorneys for SFR Investments Pool 1,  
LLC*

15 HOA LAWYERS GROUP, LLC

16  
17 By: /s/ Steve Loizzi, Jr.  
Steve Loizzi, Jr.  
Nevada Bar. No. 10920  
18 9500 W. Flamingo, Suite 204  
Las Vegas, Nevada 89147

19  
20 *Attorneys for Maravilla Homeowners'  
Association*

21                   IT IS SO ORDERED:

22  
23 

24                   RICHARD F. BOULWARE, II  
25                   United States District Court

26                   DATED this 28th day of March, 2018.  
27  
28